



3 THORESBY WOOD, EAST MARKHAM
£385,000

BROWN & CO

3 THORESBY WOOD, EAST MARKHAM, NEWARK, NG22 0SU

DESCRIPTION

A recently constructed four bedroom detached family home situated on a very good sized plot for a modern house. Benefits include a dual aspect well appointed kitchen dining room and sitting room overlooking the good sized rear garden. There is a master bedroom suite as well as a guest suite and two additional bedrooms. Ample parking and integral single garage.

LOCATION

Thoresby Wood is a small development of three and four bedroom houses on the edge of this very popular village. East Markham retains several amenities, has an active local community with several clubs and societies run via the village hall, recreation ground and public house. The village primary school is also very popular and feeds the much desired nearby Tuxford Academy.

By passed by the A57 the village is particularly well located for accessing the areas transport links. The A57 intersects with the A1 at nearby Markham Moor making it ideal for commuting and accessing the wider motorway network.

Both Retford to the north and Newark to the south have direct rail services into London's Kings Cross (approx. 1 hour 20 minutes from Newark). Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

what3words.com/sweeper.converged.fruits

ACCOMMODATION

Part glazed composite front door into

OPEN PLAN KITCHEN DINING ROOM 22'3" x 16'8" to 12'9" (6.80m x 5.13m to 3.93m)

Kitchen Area front aspect double glazed window. A comprehensive range of Hague Blue base cupboard and drawer units with single sink drainer unit with mixer tap, integrated dishwasher and fridge freezer, built in electric oven and grill. Four ring Bosch induction hob with stainless steel extractor canopy, ample marble effect working surfaces with matching upstands,

Karndean wooden flooring, stairs to first floor landing, moulded skirtings.



Dining Area double glazed French doors leading into the garden. Karndean wooden flooring, TV point, recessed lighting and under stairs storage cupboard.



LOUNGE 16'0" x 11'10" (4.96m x 3.64m) rear aspect double glazed window with views to the garden. Moulded skirtings, TV and telephone points, recessed lighting, central heating thermostat.



CLOAKROOM/UTILITY ROOM 8'0" x 5'9" (2.46m x 1.79m) front aspect obscure double glazed window, white low level wc, wall mounted hand basin with splashback and contemporary mixer tap, space and plumbing for washing machine with shelving and storage cupboard to the side. Karndean wooden flooring, extractor, recessed lighting.



FIRST FLOOR

GALLERY STYLE LANDING recessed lighting, built in boiler cupboard with wall mounted Logic Plus gas fired central heating boiler and hot water cylinder.

MASTER BEDROOM ONE 12'7" x 9'7" (3.87m x 2.94m) front aspect double glazed window, moulded skirtings, recessed lighting, TV aerial point, door to

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EN SUITE SHOWER ROOM rear aspect obscure double glazed window, good sized tile enclosed shower cubicle with mains fed handheld shower attachment and raindrop shower head, glazed door. Recessed shelving, low level wc, wall mounted hand basin with splashback and contemporary mixer tap. Towel rail radiator.



GUEST BEDROOM TWO 12'9" x 12'0" (3.93m x 3.68m) front aspect double glazed window, moulded skirtings, TV point, recessed lighting.

EN SUITE SHOWER ROOM front aspect obscure double glazed window, corner tile enclosed shower cubicle with glazed screen and mains fed handheld shower attachment and raindrop shower head, low level wc, wall mounted hand basin with tiled splashback and contemporary mixer tap, towel rail radiator, wood effect flooring, moulded skirtings, extractor, recessed lighting.



BEDROOM THREE 11'9" x 9'6" (3.64m x 2.92m) front aspect double glazed window, moulded skirtings, TV aerial point, recessed lighting, access to roof void.

BEDROOM FOUR 12'0" x 9'0" (3.68m x 2.78m) rear aspect double glazed window with views to the garden and open space beyond. Moulded skirtings, recessed lighting, TV aerial lead.

FAMILY BATHROOM rear aspect obscure double glazed window. Three piece white suite with panel enclosed bath, contemporary mixer tap, mains fed shower attachment and glazed screen. Wall mounted hand basin with contemporary mixer tap and tiled splashback, low level wc. Part tiled walls, recessed lighting and extractor. Towel rail radiator.



OUTSIDE

The front garden is open planned and lawned. Block paved driveway with space for two vehicles leading to **INTEGRAL SINGLE GARAGE** with roller door, power and lighting. To the side of the property is access for pedestrians to the rear garden and additional pebbled area which could provide additional parking.

The rear garden is fenced to all sides and is of a good size for a modern house. Indian sandstone patio with external lighting and water supply. The garden is lawned providing a blank canvas for the new purchaser.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band E.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

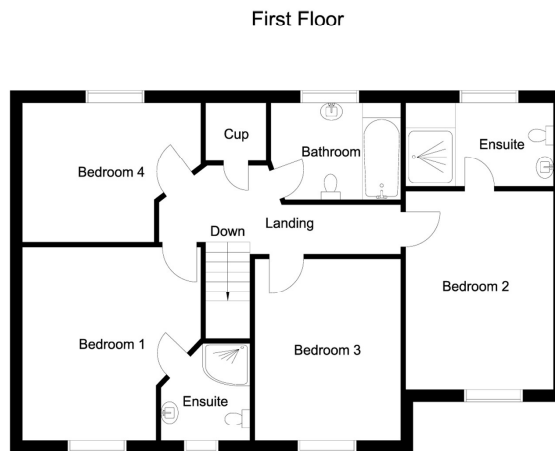
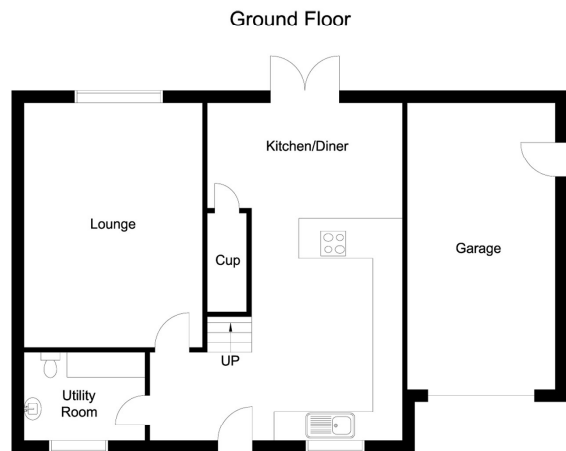
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were revised in June 2023.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		84	
www.epc4u.com		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
 No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
 CP Property Services @2023



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